



May 22, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Dan Hale
Pardee Homes of Nevada
650 White Sands Drive, Suite 100
Las Vegas, Nevada 89119

RE: SDR-12111 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 17, 2006
RELATED TO ZON-12108, WVR-12115 AND VAC-12117

Dear Mr. Hale:

The City Council at a regular meeting held May 17, 2006 APPROVED the request for a Site Development Plan Review FOR A 24 UNIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF TOWN CENTER STREETSCAPE DESIGN STANDARDS on 5.06 acres at the southeast corner of Tee Pee Lane and Deer Springs Way (APN 125-19-701-006), U (Undeveloped) Zone [L-TC (Low Density Residential - Town Center) Special Land Use Designation] Proposed: T-C (Town Center) Zone L-TC (Low Density Residential - Town Center) Special Land Use Designation. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2006. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-12108) to a TC (Town Center) Zoning District, a Waiver of Title 18.12.160 (WVR-12115) to allow intersection offsets of 200 feet where 220 feet is the minimum allowed; and a Petition to Vacate U.S. Government Patent Easements (VAC-12117) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/28/06, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of 14 36-inch box Rio Grande Ash in an evenly spaced pattern within the landscape amenity zone along Deer Springs Way

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

5. A Waiver from the Town Center Standards is hereby approved, to allow a five foot wide sidewalk with five foot wide planters on both sides of the sidewalk along Tee Pee Lane where a seven foot wide sidewalk with a five foot wide amenity zone between the sidewalk and curb is required.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of 14 36-inch box Rio Grande Ash trees and 14 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Tee Pee Lane planter area. Two 36-inch box Chitalpa accent trees shall be placed at the intersection of Tee Pee and Bath and at the intersection of Tee Pee and Deer Springs.
7. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect a minimum of five 36-inch box Rio Grande Ash trees and four 36-inch box Purple Robe Locust trees in an alternating evenly spaced pattern within the Bath Drive planter area.
8. A Waiver from the Town Center Residential Street Standard for the subdivisions cul-de-sac is hereby approved, to allow the four lots that face the cul-de-sac bulb to have a four foot wide pedestrian access easement which consists of a sidewalk, and to allow the remaining 20 lots (not fronting the bulb) to have eight foot wide pedestrian access easements which contain four foot wide sidewalks and four foot wide landscape amenity zones, where the Towncenter Development Standards require an 11 foot 6 inch pedestrian access easement with a five foot wide sidewalk and a six foot six inch amenity zone.
9. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 22 feet to the front of the garage as measured from the back of the pedestrian access easement, five feet on the side, ten feet on the corner side, and 10 feet in the rear.
10. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
13. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.

14. Air conditioning units shall not be mounted on rooftops.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. The right-of-way radii at the intersection of Bath Drive and the entrance street shall be a minimum of 15 feet.
20. Construct half-street improvements including appropriate overpaving on Bath Drive, Deer Springs Way, and Tee Pee Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
21. Landscape and maintain all unimproved rights-of-way, if any, on Tee Pee Lane, Deer Springs Way, and Bath Drive adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
23. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping, including block walls, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Obtain written approval from the City Engineer for any proposed deviations of area standards prior the submittal of a Tentative Map or redesign the site to standards. We note that

Mr. Dan Hale
SDR-12111 – Page Four
May 22, 2006

the site plan submitted for this site review proposes a deviated cul-de-sac, sidewalk and right-of-way widths.

25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

26. Site development to comply with all applicable conditions of approval for ZON-12108 and all other subsequent site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Barbara Baird
B2 Developer Services
2260 Corporate Circle #450
Henderson, Nevada 89074